

## Executive Summary Condominium Conversion Subdivision

HEARING DATE: January 31, 2019 CONSENT CALENDAR

415.558.6378

1650 Mission St.

CA 94103-2479

Suite 400 San Francisco,

Reception:

415.558.6409

Planning Information: **415.558.6377** 

Record No.: 2018-012850CND
Project Address: 3132-3140 Scott Street

Zoning: RM-2 (Residential-Mixed, Moderate Density District)

40-X Height and Bulk District

*Block/Lot:* 0512/018

Applicant: Rosemarie MacGuiness

Sirkin Law APC

388 Market Street, Suite 300, San Francisco, CA 94111

Staff Contact: Katherine Wilborn – (415) 575-9114

Katherine.Wilborn@sfgov.org

Recommendation: Approval

#### PROJECT DESCRIPTION

The Project proposes to convert a three-story, five-unit building into residential condominiums. No alterations to the building are proposed.

#### REQUIRED COMMISSION ACTION

The Subdivision Code requires that the Planning Commission hold a public hearing to review condominium conversion subdivisions containing five to six residential units for consistency with the General Plan. The Project requires Planning Commission approval under Section 3.527 of the Charter and Sections of five to six residential unit buildings. Findings must be made that the proposal is consistent with the General Plan and Subdivision Code.

#### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Department has not received any public comments on the proposed project.
- Existing Tenant & Eviction History: All units are occupied by owners who intend to purchase
  their units. All prospective owners have signed under penalty of perjury that no evictions have
  occurred on the subject property on or after January 1, 2000.

Executive Summary Hearing Date: 10/25/2018

#### BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will maintain the existing supply of housing while allowing for home ownership opportunities for San Francisco residents.

#### **Residential Unit Description**

| Unit No. | Apartment No. | Square-Feet | No. of Bedrooms |
|----------|---------------|-------------|-----------------|
| 1        | 3132          | 2360        | 3               |
| 2        | 3134          | 1130        | 2               |
| 3        | 3136          | 1130        | 2               |
| 4        | 3138          | 1130        | 2               |
| 5        | 3140          | 1130        | 2               |

#### **Rental History:**

All of the five dwelling units are owner-occupied.

#### **ATTACHMENTS:**

Draft Motion - Condominium Conversion Subdivision

Exhibit A – Maps and Context Photographs

Exhibit B – Selected Project Sponsor Submittals

- Application Statement
- Report of Residential Record (3R)
- Form 1: Building and Owner/Occupancy History
- Rent Stabilization and Arbitration Board's Affidavit Eviction of Tenants
- Form 12: Owner's Affidavit Eviction of Senior, Disabled, or Catastrophically Ill Tenant
- Form 13: Owner's Affidavit Eviction of Tenants

### **Planning Commission Draft Motion**

**HEARING DATE: JANUARY 31, 2019** 

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: **415.558.6378** 

Fax:

415.558.6409

Planning Information: 415.558.6377

Record No.: 2018-012850CND
Project Address: 3132-3140 Scott Street

Zoning: RM-2 (Residential-Mixed, Moderate Density) District

40-X Height and Bulk District North Beach Special Use District

Block/Lot: 0512/018

Project Sponsor: Rosemarie MacGuiness

Sirkin Law APC

388 Market Street, Suite 300 San Francisco, CA 94111

Staff Contact: Katherine Wilborn – (415) 575-9114

Katherine.Wilborn@sfgov.org

ADOPTING FINDINGS RELATING TO THE OF A CONDOMINIUM CONVERSION SUBDIVISION OF A THREE-STORY, SIX-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS, PURSUANT TO THE GENERAL PLAN AND SUBDIVISION CODE SECTIONS 1386 AND 1396.4, WITHIN AN RM-2 (RESIDENTIAL-MIXED, MODERATE DENSITY) ZONING DISTRICT AND A 25-X HEIGHT AND BULK DISTRICT.

#### **PREAMBLE**

On September 20, 2018, Rosemarie MacGuinness (hereinafter "Project Sponsor") filed an application with the Department of Public Works, Bureau of Street Use and Mapping for Planning Department review to allow the Condominium Conversion Subdivision of a three-story, five-unit building into residential condominiums within a RM-2 (Residential-Mixed, Moderate Density) Zoning District and a 40-X Height and Bulk District. The subject building is considered a legal use as the Report of Residential Building Record indicates that the legal authorized occupancy and use is a five-unit dwelling.

On January 31, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2018-012850CND.

Section 1396, Article 9 of the Subdivision Code of the City and County of San Francisco sets forth the following rules and regulations for condominium conversions:

- A. Units may be converted to condominiums so long as they meet the requirements of the Expedited Conversion Program per the Subdivision Code. An exception is provided for two-unit buildings where both units are owner-occupied for one year.
- B. The following categories of buildings may be converted to condominiums:

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- i. Buildings consisting of four units or less in which at least one of the units has been occupied continuously by one of the owners of record for six years prior to the annual April 15th triggering date for conversions and owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.
- ii. Buildings consisting of six units or less in which at least three of the units have been occupied continuously by three of the owners of record for six years prior to the annual April 15th triggering date for conversion and the owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.

The Subdivision Code requires that the Planning Commission hold a public hearing to review condominium conversion subdivisions containing five to six units for consistency with the General Plan and applicable provisions of the Subdivision Code where at least one unit is residential. The Code calls for a sales program which promotes affirmative action in housing, a non-transferable tenant right of first-refusal to purchase the unit occupied by the tenant and various relocation requirements, including the right to a \$1,000 relocation payment.

The Subdivision Code further provides for a recorded offer of a lifetime lease for all tenants as a condition of final map approval, and requires that no less than 40 percent of the units as represented through the owning or renting tenant of each unit either have signed Intent to Purchase forms or be in a position of accepting the offer for such a lifetime lease. The Code prohibits any increase in rents while the conversion application is pending before the City.

Section 1386, Article 9 of the Subdivision Code of the City and County of San Francisco requires that the Planning Commission disapprove the Tentative Map if it determines that vacancies in the project have been increased, elderly or permanently disabled tenants have been displaced or discriminated against in leasing units, evictions have occurred for the purpose of preparing the building for conversion, or the subdivider has knowingly submitted incorrect information (to mislead or misdirect efforts by agencies of the City in the administration of the Subdivision Code). In the evaluation of displacement of elderly tenants, the Commission shall consider any such displacements over the preceding three years and the reasons for the displacement.

The project was determined not to be a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff and other interested parties.

**MOVED**, that the Commission hereby approves the Condominium Conversion Subdivision requested in Application No. 2018-012850CND based on the following findings:

SAN FRANCISCO
PLANNING DEPARTMENT
2

#### **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.
- 2. The applicant requests Planning Department review of a Condominium Conversion Subdivision Application to allow for the conversion of the multi-unit building.
- 3. As required by Section 1396 of the San Francisco Subdivision Code, at least three of the units have been owner occupied continuously by one or more of the owners of record for five years prior to the date of application for conversion.
- 4. Tenants in the subject building were notified of their right-of-first refusal to purchase the unit they occupy, as required by the Subdivision Code, and of other rights to which they are entitled under provisions of the same Code.
- 5. A search of the Rent Board database did not show any tenant petitions or eviction notices filed with the Rent Board in the last 5 years.
- 6. On balance, the Project is consistent with the Objectives and Policies of the General Plan, as follows:

#### **HOUSING ELEMENT**

#### **Objectives and Policies**

#### **OBJECTIVE 2:**

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

#### Policy 2.4:

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

Property owners are required to correct outstanding code violations identified in a Physical Inspection Report issued by the Department of Building Inspection (DBI). All work must be completed and a DBI Certificate of Final Completion must be issued prior to DPW approval.

#### **OBJECTIVE 3:**

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

#### Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Conversions of rental stock to condominiums help achieve affordable homeownership, providing a category of housing stock for moderate income housing needs. Through the Expedited Conversion Program, properties are eligible to convert from rental units to ownership status so long as owner-occupancy requirements are met.

- 7. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:
  - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposal would have no adverse effect upon existing neighborhood-serving retail uses as it is a change in form of residential tenure.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposal is a change in form of residential tenure and would not alter the existing housing and neighborhood character of the vicinity.

C. That the City's supply of affordable housing be preserved and enhanced,

No housing would be removed for this project.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposal is a change in form of residential tenure and would not affect public transit or neighborhood parking.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposal is a change in form of residential tenure and would not involve the industrial or service sectors of the City.

SAN FRANCISCO
PLANNING DEPARTMENT

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposal is subject to inspection by the Department of Building Inspection and will be required to make any code required repairs, including those related to life safety issues, prior to the recordation of the final condominium subdivision map.

G. That landmarks and historic buildings be preserved.

The proposal is a change in form of residential tenure and would not affect landmarks or historic buildings.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposal is a change in form of residential tenure and would not affect public parks or open space.

- 8. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 9. The Commission hereby finds that approval of the Condominium Conversion Subdivision would promote the health, safety and welfare of the City.

#### **DECISION**

That based upon the Record, the submissions by the Applicant, Department staff and other interested parties, the oral testimony presented to this Commission at the public hearings and all other written materials submitted by all parties, the Commission hereby **APPROVES Condominium Conversion Subdivision Application No. 2018-012850CND**.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 31, 2019.

| Jonas P. Ionin       |
|----------------------|
| Commission Secretary |
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|                      |
|                      |
|                      |
| AYES:                |
|                      |
| NAYS:                |
|                      |
| ABSENT:              |
|                      |
|                      |

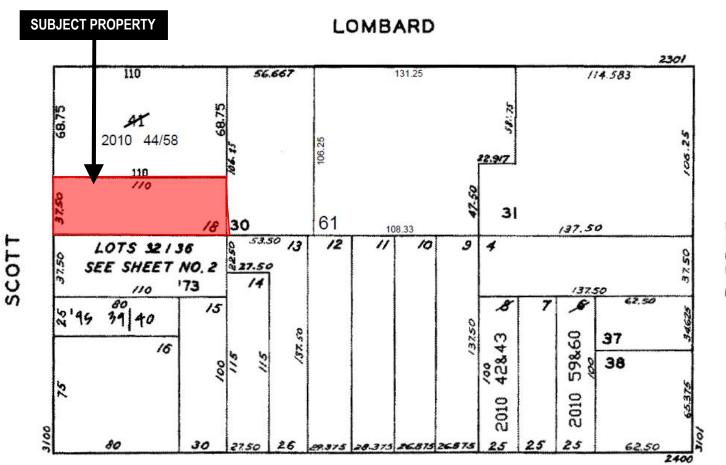
January 31, 2019

ADOPTED:

## **Exhibit A**

# PIERCE

## **Parcel Map**



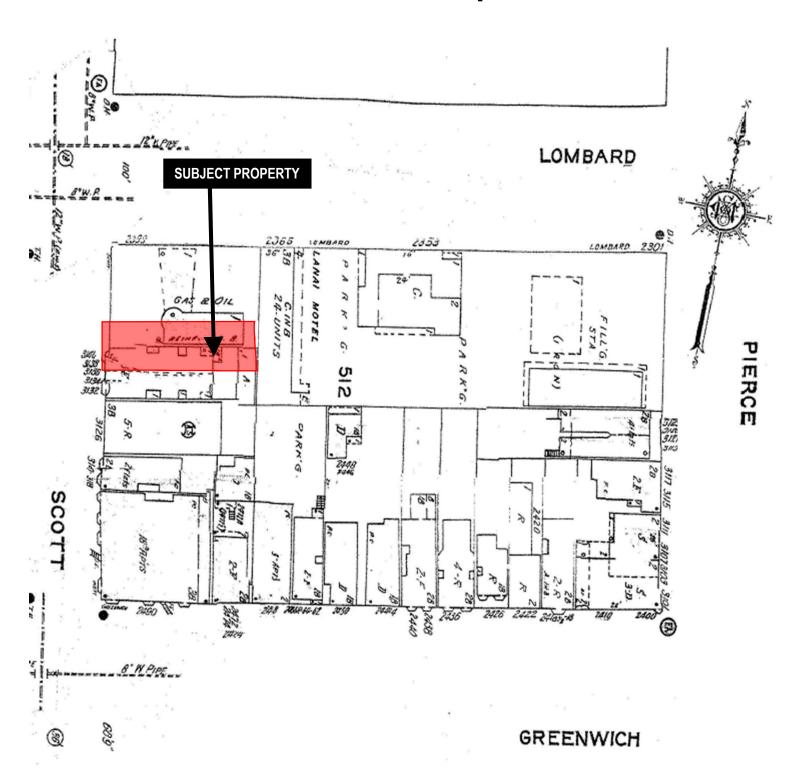
#### GREENWICH

#### 3118-3120 SCOTT ST A CONDOMINIUM

| LOT | UNIT | % COMM AREA |
|-----|------|-------------|
| 39  | 3118 | 55.52       |
| 40  | 3120 | 44.48       |



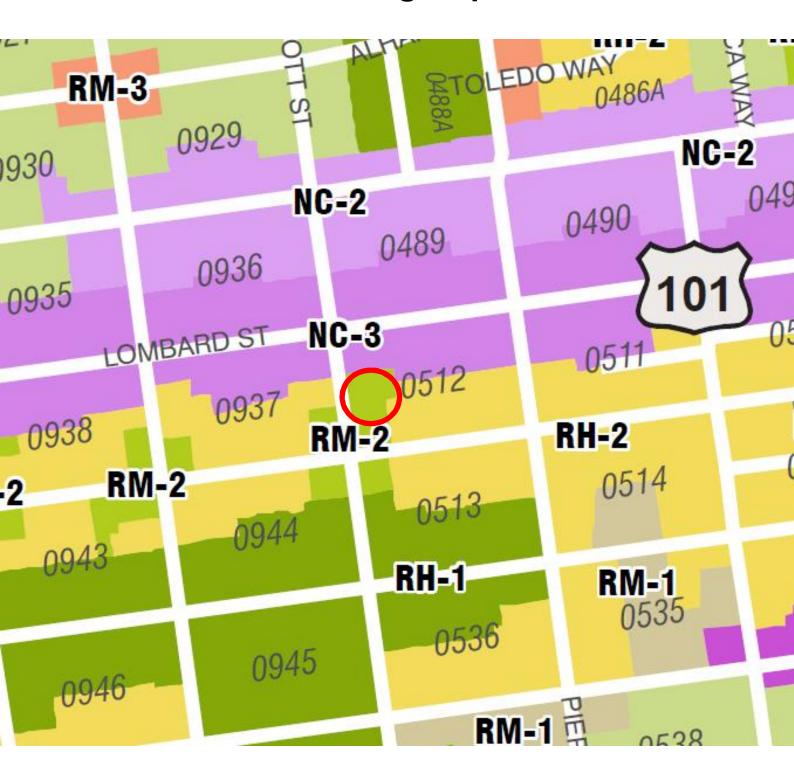
## Sanborn Map\*



\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



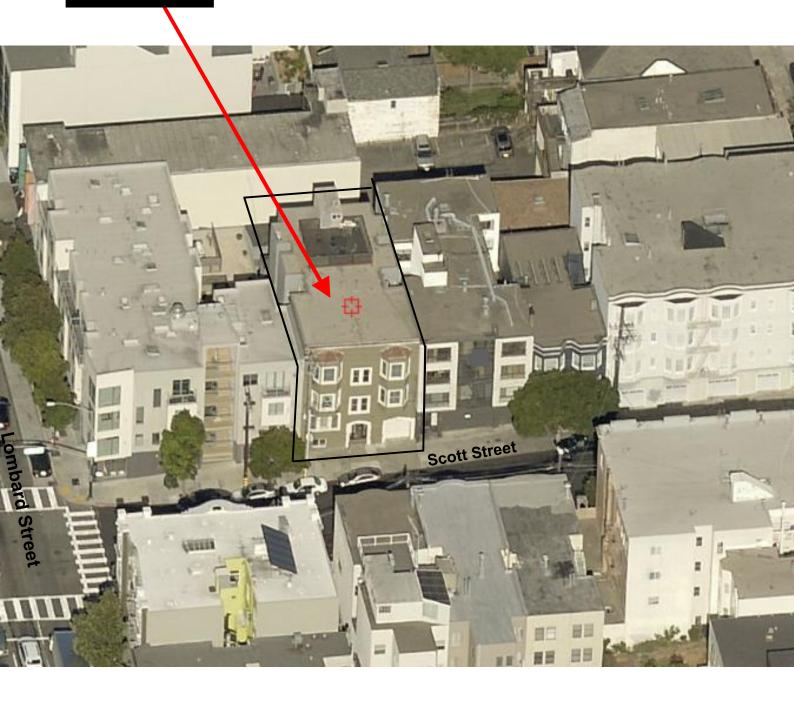
## **Zoning Map**





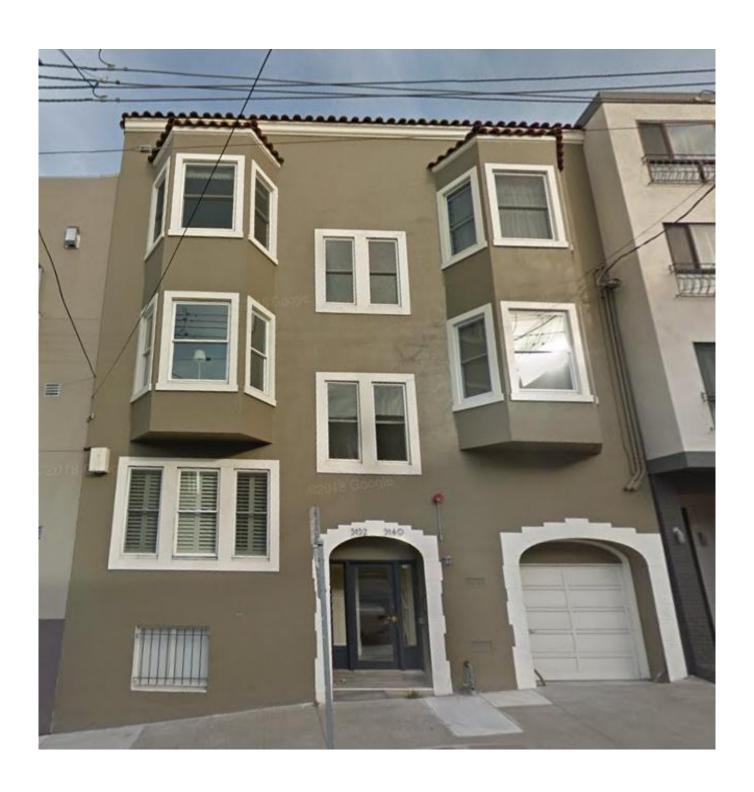
## Aerial Photo (Front Façade, Scott Street)

SUBJECT PROPERTY





## Site Photo (Front Façade, Scott Street)





## **Exhibit B**

### **Applicant Statement**

| Assesso    | r's Parcel Number:                            | 0512-018  |
|------------|---|---|
| Propert    | y Address:                                    | 3132-3140 Scott Street, San Francisco, CA 94123   |
|            |   |   |
| Owner I    | nformation                                    |   |
| Name(s):   | Collin Burdick, Peter \ Alison L. Gurney, Chr | Winokur, Robin Winokur, Brian Winokur, Christopher Vanderschans, Amber N. Gurney, istopher L. Robinson, and Andra T. Robinson |
| Address:   | 3132-3140 Scott Stree                         | et, San Francisco, CA 94123   |
| Applicat   | ion Contact (if differer                      | nt from Owner)  |
| Name(s):   | Rosemarie Mad                                 | cGuinness, Sirkin Law, APC  |
| Address:   | 388 Market Stre                               | eet, Suite 1300, San Francisco, CA 94111  |
| Phone:     | (415) 839-6406                                |   |
| Email:     | condoconversion                               | on@andysirkin.com   |
| Firm or A  | Agent Preparing Subo                          | division Map  |
| Name(s):   | Barry Pierce, Tr                              | ransamerican Engineers  |
| Address:   | 1390 Market St                                | reet, Suite 201, San Francisco, CA 94102  |
| Phone:     | (415) 553-4092                                |   |
| Email:     | bpierce@transa                                | americanengineers.com   |
|            |   |   |
| Number     | of Units in Project:                          | 5   |
| Number     | of Tenant Occupied (                          | Units: 0  |
| Choose C   | ne:   |   |
|            |   | Units 5-6 Units   |
| Residentia |   |   |
| Mixed-Us   | e [<br>Number of resi<br>Number of com        |   |

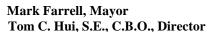
| Cut Balis              | Collin Burdick           | 4/13/18 |
|------------------------|--------------------------|---------|
| Signature of Applicant | Printed Name             | Date    |
|                        | Peter Winokur            |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Robin Winokur            |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Brian Winokur            |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Christopher Vanderschans |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Amber N. Gurney          |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Alison L. Gurney         |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Christopher L. Robinson  |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Andra T. Robinson        |         |
| Signature of Applicant | Printed Name             | Date    |

|                          | Collin Burdick           |         |
|--------------------------|--------------------------|---------|
| Signature of Applicant   | Printed Name             | Date    |
| Pater 1 Janvil           | Peter Winokur            | 4/25/18 |
| Signature 6/Applicant    | Printed Name             | Date    |
| Pulmil                   | Robin Winokur            | 4/25/18 |
| Signature of Applicant   | Printed Name             | Date    |
| Bill                     | Brian Winokur            | 4/27/18 |
| ('Signature of Applicant | Printed Name             | Date    |
|                          | Christopher Vanderschans |         |
| Signature of Applicant   | Printed Name             | Date    |
|                          | Amber N. Gurney          |         |
| Signature of Applicant   | Printed Name             | Date    |
|                          | Alison L. Gurney         |         |
| Signature of Applicant   | Printed Name             | Date    |
|                          | Christopher L. Robinson  |         |
| Signature of Applicant   | Printed Name             | Date    |
|                          | Andra T. Robinson        |         |
| Signature of Applicant   | Printed Name             | Date    |

|                          | Collin Burdick           |         |
|--------------------------|--------------------------|---------|
| Signature of Applicant   | Printed Name             | Date    |
|                          | Peter Winokur            |         |
| Signature of Applicant   | Printed Name             | Date    |
|                          | Robin Winokur            |         |
| Signature of Applicant   | Printed Name             | Date    |
|                          | Brian Winokur            |         |
| Signature of Applicant   | Printed Name             | Date    |
| Christopher Vanderscharz | Christopher Vanderschans | 4-12-18 |
| Signature of Applicant   | Printed Name             | Date    |
|                          | Amber N. Gurney          |         |
| Signature of Applicant   | Printed Name             | Date    |
|                          | Alison L. Gurney         |         |
| Signature of Applicant   | Printed Name             | Date    |
|                          | Christopher L. Robinson  |         |
| Signature of Applicant   | Printed Name             | Date    |
|                          | Andra T. Robinson        |         |
| Signature of Applicant   | Printed Name             | Date    |

|                        | Collin Burdick           |         |
|------------------------|--------------------------|---------|
| Signature of Applicant | Printed Name             | Date    |
|                        | Peter Winokur            |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Robin Winokur            | 3       |
| Signature of Applicant | Printed Name             | Date    |
|                        | Brian Winokur            |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Christopher Vanderschans |         |
| Signature of Applicant | Printed Name             | Date    |
| Simbus frinul          | Amber N. Gurney          | 4/12/18 |
| Signature of Applicant | Printed Name             | Date    |
| deig                   | Alison L. Gurney         | 4-12-18 |
| Signature of Applicant | Printed Name             | Date    |
|                        | Christopher L. Robinson  |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Andra T. Robinson        |         |
| Signature of Applicant | Printed Name             | Date    |

|                        | Collin Burdick           |           |
|------------------------|--------------------------|-----------|
| Signature of Applicant | Printed Name             | Date      |
|                        | Peter Winokur            |           |
| Signature of Applicant | Printed Name             | Date      |
|                        | Robin Winokur            |           |
| Signature of Applicant | Printed Name             | Date      |
|                        | Brian Winokur            |           |
| Signature of Applicant | Printed Name             | Date      |
|                        | Christopher Vanderschans |           |
| Signature of Applicant | Printed Name             | Date      |
|                        | Amber N. Gurney          |           |
| Signature of Applicant | Printed Name             | Date      |
|                        | Alison L. Gurney         |           |
| Signature of Applicant | Printed Name             | Date      |
|                        | Christopher L. Robinson  | 4/12/2018 |
| Signature of Applicant | Printed Name             | Date      |
| A                      | Andra T. Robinson        | 4/12/2018 |
| Signature of Applicant | Printed Name             | Date      |





#### Report of Residential Building Record (3R)

(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building 3132 - 3140 SCOTT ST Block 0512 Lot 018

#### Other Addresses

1. A. Present authorized Occupancy or use: FIVE FAMILY DWELLING

B. Is this building classified as a residential condominium? Yes No ✓

C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ✓

2. Zoning district in which located: RM-2 3. Building Code Occupancy Classification: R-2

4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ✓
If Yes, what date? The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.

5. Building Construction Date (Completed Date): 1912

6. Original Occupancy or Use: FIVE FAMILY DWELLING

7. Construction, conversion or alteration permits issued, if any:

| Application # | Permit # | Issue Date   | Type of Work Done  | Status |
|---------------|----------|--------------|--|--------|
| 45443         | 45443    | Oct 06, 1912 | NEW CONSTRUCTION   | N      |
| 8829          | 11157    | Oct 22, 1934 | PLASTER FRONT.   | C      |
| 392779        | 352156   | Jan 26, 1971 | RAISE APPROXIMATELY 21 FEET OF FOUNDATION AT REAR RIGHT SIDE, REMOVE PLASTER AT RIGHT REAR CORNER, CLOSE UP OPENING AT ROOF LINE, AND REPAIR CORNER AND REPLASTER.   | С      |
| 444698        | 397933   | Mar 27, 1975 | INSTALL SIX ALUMINUM WINDOWS IN EXISTING FRAMES IN LIVING ROOM. NO STRUCTURAL CHANGE OR CHANGES IN WINDOW FRAMES. NO CHANGES IN REQUIRED WINDOW AREA. WINDOW(S) DOES NOT PROVIDE ACCESS TO FIRE ESCAPE. ALL WINDOWS ARE 24" ABOVE FLOOROR HAVE PROTECTIVE RAIL.                                    | С      |
| 459134        | 410624   | Mar 20, 1976 | INSTALL 17 ALUMINUM WINDOWS IN EXISTING FRAMES ON WEST AND EAST SIDE OF DWELLING (FRONT AND REAR). NO STRUCTURAL CHANGE OR CHANGES IN WINDOW FRAMES. NO CHANGES IN REQUIRED WINDOW AREA. WINDOW(S) DOES NOT PROVIDE ACCESS TO FIRE ESCAPE. ALL WINDOWS ARE 24" ABOVE FLOOROR HAVE PROTECTIVE RAIL. | С      |
| 7700693       | 418885   | Jan 26, 1977 | INSULATION UNDER FLOOR IN BEDHROOM WIDITH 3-1/2".  | C      |
| 7802784       | 452746   | Sep 20, 1979 | TO BRING BUILDING INTO FULL COMPLIANCE WITH THE PROVISIONS OF THE MUNICIPAL CODE AS REQUIRED BY DIVISION OF APARTMENT AND HOTEL INSPECTION REPORT.   | X      |
| 8005374       | 463477   | Aug 27, 1980 | COMPLETE THE REQUIREMENTS AS THE SAME AS EXPIRING APPLICATION #7802784. PER DEPARTMENT OF PUBLIC WORKS REPORTS CFC 5FD   | C      |
| 8305863       | 503040   | Jul 07, 1983 | #3134 - INSTALL SEVEN ALUMINUM WINDOWS IN EXISTING FRAMES IN IN VARIOUS BEDROOMS. NO STRUCTURAL CHANGE OR CHANGES IN WINDOW FRAMES. NO CHANGES IN REQUIRED WINDOW AREA. WINDOW(S) DOES   | C      |

Department of Building Inspection 1660 Mission Street - San Francisco CA 94103 - (415) 558-6080 Report of Residential Record (3R) Page 2

**Address of Building** 

3132 - 3140 SCOTT ST

Block 0512

Lot 018

#### Other Addresses

| Application # | Permit # | <b>Issue Date</b> | Type of Work Done   | Status |
|---------------|----------|-------------------|---|--------|
|               |          |                   | NOT PROVIDE ACCESS TO FIRE ESCAPE. ALL WINDOWS ARE 24" ABOVE FLOOROR HAVE PROTECTIVE RAIL.  |        |
| 8309461       | 504499   | Oct 06, 1983      | #3132 - INSTALL FIVE ALUMINUM WINDOWS IN EXISTING FRAMES IN THE BATHROOM AND KITCHEN. NO STRUCTURAL CHANGE OR CHANGES IN WINDOW FRAMES. NO CHANGES IN REQUIRED WINDOW AREA. WINDOW(S) DOES NOT PROVIDE ACCESS TO FIRE ESCAPE. ALL WINDOWS ARE 24" ABOVE FLOOROR HAVE PROTECTIVE RAIL. | С      |
| 9613952       | 799977   | Jul 31, 1997      | REROOFING   | X      |
| 200801293494  | 1163813  | Aug 21, 2008      | TEMPORARY SHORING AND UNDERPINNING OF 3132 SCOTT STREET FOR PROPOSED EXCAVATION AT 2395 LOMBARD STREET.   | X      |
| 200911181551  | 1199650  | Nov 18, 2009      | OBTAIN FINAL INSPECTION FOR WORK APPROVED UNDER APPLICATION #200801293494. ALL WORK IS COMPLETE   | С      |
| 201104113860  | 1235432  | Apr 11, 2011      | REMODEL KITCHENS AND BATHROOMS FOR FIVE UNITS: LIGHTS, CABINETS, AND REPLACE TOILETS  | С      |
| 201106148073  | 1240123  | Jun 14, 2011      | REVISION TO APPLICATION #201104113860: REMOVE NON BEARING<br>WINDOW AND DOOR WALL, REINFORCE FLOOR, AND ADD HALF<br>BATHROOM AT FIRST FLOOR   | С      |
| 201107089771  | 1241938  | Jul 08, 2011      | INCREASE VALUATION FOR APPLICATION #201106148073 PER BUILDING INSPECTOR REQUEST   | С      |
| 201108041729  | 1244222  | Aug 05, 2011      | REVISION TO APPLICATION #201106148073 AND #201104113860: UPGRADE INTERIOR FINISHES, ELECTRICAL, HEATING, AND REPLACE SIDE AND REAR WINDOWS FOR KITCHEN AND BATHROOM REMODELS  | С      |
| 201202244805  | 1258949  | Feb 28, 2012      | REVISION TO APPLICATION #201106148073: ADD NEW INTERIOR STAIRS IN UNIT #3132 AND CAPTURED HABITABLE SPACE AT BASEMENT LEVEL INCLUDING ONE FULL SIZE BATHROOM  | С      |
| 201204198710  | 1262686  | Apr 19, 2012      | CHANGE AND RELOCATE TWO EXISTING DEN UPRIGHT SPRINKLERS TO HSW SPRINKLERS, ADD ONE NEW SPRINKLER TO DEN STORAGE AND TWO NEW QUICK RESPONSE HSW SPRINKLERS IN THE CONNECTING STAIRWELL USING THE EXISTING COPPER SERVICE LINE, AND ADD A NEW COMBO WATER METER IN COMMON AREA ONLY     | С      |
| 201209069078  | 1278833  | Nov 01, 2012      | REMOVE PARTITION WALLS AT GARAGE, ENLARGE EXISTING GARAGE OPENING, AND REINFORCE EXISTING CANTILEVER BEAM AT REAR OF BUILDING. NOT VISIBLE FROM STREET  | С      |
| 201601076569  | 1379966  | Jan 08, 2016      | COMPLY WITH MANDATORY SOFT STORY RETROFIT PER SFBC CHAPTER 34B, 2012 IEBC APPENDIX A-4: NEW PLYWOOD SHEAR WALL, SIMPSON STRONG WALL AND CONCRETE FOUNDATION. N/A ORDINANCE #155-13 (CFC 5FD)  | С      |

Department of Building Inspection 1660 Mission Street - San Francisco CA 94103 - (415) 558-6080 Report of Residential Record (3R) Page 3

Address of Building 3132 - 3140 SCOTT ST Block 0512 Lot 018

Other Addresses

8. A. Is there an active Franchise Tax Board Referral on file?

B. Is this property currently under abatement proceedings for code violations?

Yes No ✓

No ✓

9. Number of residential structures on property? 1

10. A. Has an energy inspection been completed? Yes ✓ No B. If yes, has a proof of compliance been issued? Yes ✓ No

11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes  $\checkmark$  No

B. If yes, has the required upgrade work been completed? Yes ✓ No

Date of Issuance: 15 FEB 2018

Date of Expiration: 15 FEB 2019

By: CARMELA VILLASICA

Report No: 201802092372 Patty Herrera, Manager
Records Management Division

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer

must sign it.

(For Explanation of terminology, see attached)

Building History, Statement of Repairs & Improvements, Occupants, and Proposed Prices

| 6 – Building History<br>nation known except for  |   |  |  |   |   |  |   |  | andrastan seme   |  |
|--|---|--|--|---|---|--|---|--|--|--|
|  |   |  |  |   |   |  |   |  |  |  |
|  | r detailed o  | n Report of Resid  | dential Re   | ecord   | l   |  |   |  |  |  |
|  |   |  |  |   | •   |  |   |  |  | WWW.   |
| 7 – Statement of Repairs   | & Improve   | nents  |  |   |   |  |   |  |  |  |
|  |   |  |  |   |   |  |   |  |  |  |
| 8 – List of occupants, the   | ir apartmen   | t numbers, vacant  | t units, an  | d ow  | ners a  | nd tenai   | nts wh  | no inter   | nd to p  | ourchase   |
| Occupant Name  |   | Apartment No   | ).   | Unit \  | Vacant  | ?  | Inte  | nd to P  | urcha  | se?  |
| Collin Burdick   |   | 3132   |  | YES   | abla  | NO   | <b>V</b>  | YES  |  | NO ·   |
| Brian Winokur  |   | 3134   |  | YES   | V   | NO   | <b>V</b>  | YES  |  | NO   |
| Christopher Vanderscl  | hans  | 3136   |  | YES   | <b>V</b>  | NO   | <b>V</b>  | YES  |  | NO   |
| Amber N. Gurney and Aliso  | on L. Gurney  | 3138   |  | YES   | V   | NO   | <b>√</b>  | YES  |  | NO   |
| Christopher L. Robinson and Andr   | ra T. Robinson  | 3140   |  | YES   | <b>V</b>  | NO   | <b>V</b>  | YES  |  | NO   |
|  |   |  |  |   |   |  |   |  |  |  |
|  |   |  |  | YES   |   | NO   |   | YES  |  | NO   |
| 9 – Six year occupancy his   | story   | Occupants  |  | YES   |   |  |   |  | for T  |  |
| Duration  Mar 2012 - Mar 2014  | Assistant a   | Occupants<br>arles and Justine R   |  | YES   | F   | NO Rent (\$) er Occup  | F   | Reason   |  | NO  ermination new home  |
| <b>Duration</b> Mar 2012 - Mar 2014 Mar 2014 - Oct 2016  | Cha   | arles and Justine R<br>ven and Patricia B  | Richey   | YES   | Owne  | Rent (\$)  | ied   | R <b>eason</b><br>Moved  | l to a r   | ermination   |
| Duration<br>Mar 2012 - Mar 2014  | Cha   | arles and Justine R  | Richey   | YES   | Owne<br>Owne  | <b>Rent (\$)</b><br>er Occup   | ied ied   | R <b>eason</b><br>Moved  | l to a r   | ermination<br>new home<br>s Angeles  |
| Duration  Mar 2012 - Mar 2014  Mar 2014 - Oct 2016  Mar 2014 - Current  April 12, 2012 - Nov 2014  | Cha<br>Ste  | arles and Justine R<br>ven and Patricia Br<br>Collin Burdick<br>ean and Crystal Ha   | Richey   |   | Owne<br>Owne<br>Owne  | Rent (\$)<br>er Occup<br>er Occup<br>er Occup  | ied ied ied   | Reason<br>Moved<br>Moved   | to a r   | ermination<br>new home<br>s Angeles  |
| Duration  Mar 2012 - Mar 2014  Mar 2014 - Oct 2016  Mar 2014 - Current  April 12, 2012 - Nov 2014  Nov 2014 - Current  | Cha<br>Ste  | arles and Justine R<br>ven and Patricia Br<br>Collin Burdick<br>ean and Crystal Ha<br>inokur and Elysse  | Richey   |   | Owne<br>Owne<br>Owne  | Rent (\$)<br>er Occup<br>er Occup<br>er Occup  | ied ied ied   | Reason<br>Moved<br>Moved   | to a r   | ermination<br>new home<br>s Angeles<br>A<br>new home   |
| Duration  Mar 2012 - Mar 2014  Mar 2014 - Oct 2016  Mar 2014 - Current  April 12, 2012 - Nov 2014  Nov 2014 - Current  Mar 2012 - Feb 2014   | Cha<br>Ste  | arles and Justine R<br>ven and Patricia Br<br>Collin Burdick<br>ean and Crystal Ha<br>inokur and Elysse<br>Jessica Kleid   | Richey   |   | Owne<br>Owne<br>Owne<br>Owne<br>Owne<br>S3  | Rent (\$)<br>er Occup<br>er Occup<br>er Occup<br>er Occup<br>er Occup<br>er Occup  | ied ied ied ied   | Reason<br>Moved<br>Moved<br>Moved  | to a r<br>N/A<br>to a r<br>N/A   | ermination<br>new home<br>s Angeles<br>A<br>new home   |
| Duration  Mar 2012 - Mar 2014  Mar 2014 - Oct 2016  Mar 2014 - Current  April 12, 2012 - Nov 2014  Nov 2014 - Current  Mar 2012 - Feb 2014  Feb 2014 - April 2017  | Cha<br>Ste <sup>c</sup><br>De<br>Brian W  | arles and Justine R<br>ven and Patricia Br<br>Collin Burdick<br>ean and Crystal Ha<br>inokur and Elysse<br>Jessica Kleid<br>Cindy Goldberg                       | Richey<br>urdick<br>urvey<br>Williamso   |   | Owner Owner Owner Owner Owner Owner Owner \$3   | Rent (\$)<br>er Occup<br>er Occup<br>er Occup<br>er Occup<br>or Occup<br>,000.00   | ied ied ied ied ied   | Reason<br>Moved<br>Moved<br>Moved  | to a r<br>N/A<br>to a r<br>N/A<br>to a r   | ermination new home s Angeles hew home hew home new home   |
| Duration  Mar 2012 - Mar 2014  Mar 2014 - Oct 2016  Mar 2014 - Current  April 12, 2012 - Nov 2014  Nov 2014 - Current  Mar 2012 - Feb 2014  Feb 2014 - April 2017  May 2017 - Current                      | Cha<br>Ste <sup>c</sup><br>De<br>Brian W  | arles and Justine R<br>ven and Patricia Br<br>Collin Burdick<br>ean and Crystal Ha<br>inokur and Elysse<br>Jessica Kleid<br>Cindy Goldberg<br>ristopher Vandersc | Richey<br>urdick<br>urvey<br>Williamso   |   | Owner   | Rent (\$) or Occup  | ied ied ied ied ied ied ied   | Reason<br>Moved<br>Moved<br>Moved<br>Moved<br>Moved  | to a r<br>to Lo<br>N/A<br>to a r<br>N/A<br>to a r  | ermination new home s Angeles A new home A new home new home   |
| Duration  Mar 2012 - Mar 2014  Mar 2014 - Oct 2016  Mar 2014 - Current  April 12, 2012 - Nov 2014  Nov 2014 - Current  Mar 2012 - Feb 2014  Feb 2014 - April 2017  May 2017 - Current  Mar 2012 - Jan 2016 | Cha<br>Ste<br>De<br>Brian W   | arles and Justine Reven and Patricia Brown Collin Burdick ean and Crystal Harinokur and Elysse Jessica Kleid Cindy Goldberg ristopher Vanderschaura Maestre      | cichey<br>urdick<br>urvey<br>Williamso   |   | Owner   | Rent (\$) er Occup  | ied ied ied ied ied ied ied   | Moved<br>Moved<br>Moved<br>Moved<br>Moved<br>Moved   | to a r to Lo N/A to a r N/A to a r N/A to a r N/A  | ermination new home s Angeles new home new home new home   |
| Duration  Mar 2012 - Mar 2014  Mar 2014 - Oct 2016  Mar 2014 - Current  April 12, 2012 - Nov 2014  Nov 2014 - Current  Mar 2012 - Feb 2014  Feb 2014 - April 2017  May 2017 - Current                      | Cha<br>Ste <sup>2</sup><br>De<br>Brian W<br>Cha   | arles and Justine R<br>ven and Patricia Br<br>Collin Burdick<br>ean and Crystal Ha<br>inokur and Elysse<br>Jessica Kleid<br>Cindy Goldberg<br>ristopher Vandersc | Richey<br>urdick<br>urvey<br>Williamso   | n   | Owner Owner Owner Owner Owner Start   | Rent (\$) or Occup  | ied ied ied ied ied ied ied ied   | Moved<br>Moved<br>Moved<br>Moved<br>Moved<br>Moved   | to a r to Lo N/A to a r N/A to a r N/A to a r N/A  | ermination new home s Angeles hew home hew home hew home home home home home home home home  |
|  | Occupant Name<br>Collin Burdick<br>Brian Winokur<br>Christopher Vandersc<br>Amber N. Gurney and Alisc | Occupant Name<br>Collin Burdick  | Occupant NameApartment NoCollin Burdick3132Brian Winokur3134Christopher Vanderschans3136Amber N. Gurney and Alison L. Gurney3138 | Occupant NameApartment No.Collin Burdick3132Brian Winokur3134Christopher Vanderschans3136Amber N. Gurney and Alison L. Gurney3138 | Occupant NameApartment No.Unit VCollin Burdick3132☐ YESBrian Winokur3134☐ YESChristopher Vanderschans3136☐ YESAmber N. Gurney and Alison L. Gurney3138☐ YES | Occupant NameApartment No.Unit VacantCollin Burdick3132□ YES✓Brian Winokur3134□ YES✓Christopher Vanderschans3136□ YES✓Amber N. Gurney and Alison L. Gurney3138□ YES✓ | Occupant NameApartment No.Unit Vacant?Collin Burdick3132□ YES✓ NOBrian Winokur3134□ YES✓ NOChristopher Vanderschans3136□ YES✓ NOAmber N. Gurney and Alison L. Gurney3138□ YES✓ NO | Occupant NameApartment No.Unit Vacant?IntelCollin Burdick3132☐ YES✓ NO✓Brian Winokur3134☐ YES✓ NO✓Christopher Vanderschans3136☐ YES✓ NO✓Amber N. Gurney and Alison L. Gurney3138☐ YES✓ NO✓ | Occupant NameApartment No.Unit Vacant?Intend to PCollin Burdick3132□ YES✓ NO✓ YESBrian Winokur3134□ YES✓ NO✓ YESChristopher Vanderschans3136□ YES✓ NO✓ YESAmber N. Gurney and Alison L. Gurney3138□ YES✓ NO✓ YES | Collin Burdick         3132         □ YES         ✓ NO         ✓ YES         □           Brian Winokur         3134         □ YES         ✓ NO         ✓ YES         □           Christopher Vanderschans         3136         □ YES         ✓ NO         ✓ YES         □           Amber N. Gurney and Alison L. Gurney         3138         □ YES         ✓ NO         ✓ YES         □ |

Item No. 10 – List of number of bedrooms, square feet, current rental rate, and proposed sales prices

| Apt. No. | No. Bedrooms | Square Feet | Current Rental Rate | Proposed Sales Price |
|----------|--------------|-------------|---------------------|----------------------|
| 3132     | 3            | 2360        | Owner Occupied      | \$2,300,000          |
| 3134     | 2            | 1130        | Owner Occupied      | \$1,600,000          |
| 3136     | 2            | 1130        | Owner Occupied      | \$1,600,000          |
| 3138     | 2            | 1130        | Owner Occupied      | \$1,600,000          |
| 3140     | 2            | 1130        | Owner Occupied      | \$1,600,000          |

Item No. 11 – List the permit number(s) of the building permit application filed in connection with the proposed use of this property that is/are not listed in the 3R Report in the space below

| ##                     | ##                       | #       |
|------------------------|--------------------------|---------|
| CH Blid                | Collin Burdick           | 4/13/18 |
| Signature of Applicant | Printed Name             | Date    |
|                        | Peter Winokur            |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Robin Winokur            |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Brian Winokur            |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Christopher Vanderschans |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Amber N. Gurney          |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Alison L. Gurney         |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Christopher L. Robinson  |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Andra T. Robinson        |         |
| Signature of Applicant | Printed Name             | Date    |

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|          |              |             |                     |                      |

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| # #                    | #                       | #                   | #       |
|------------------------|-------------------------|---------------------|---------|
|                        | Collin Burdick          |                     |         |
| Signature of Applicant | Printed Name            | 2                   | Date    |
| fite umo               | Peter Winokur           |                     | 4/25/18 |
| Signature of Applicant | Printed Name            | 3                   | Date    |
| Theymund               | Robin Winokur           |                     | 4/75/18 |
| Signature of Applicant | Printed Name            | 2                   | Date    |
| BAMP                   | Brian Winokur           |                     | 4/17/18 |
| Signature of Applicant | Printed Name            | 1                   | Date    |
|                        | Christopher Vanderschan | 18                  |         |
| Signature of Applicant | Printed Name            | )                   | Date    |
|                        | Amber N. Gurney         |                     |         |
| Signature of Applicant | Printed Name            |                     | Date    |
|                        | Alison L. Gurney        |                     |         |
| Signature of Applicant | Printed Name            |                     | Date    |
|                        | Christopher L. Robinson |                     |         |
| Signature of Applicant | Printed Name            | TOTAL CO. TOTAL CO. | Date    |
|                        | Andra T. Robinson       |                     |         |
| Signature of Applicant | Printed Name            |                     | Date    |

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|          |              |             |                     |                      |

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| T                      | <b>"</b>                 |         |
|------------------------|--------------------------|---------|
|                        | Collin Burdick           |         |
|                        |                          |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Peter Winokur            |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Robin Winokur            |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Brian Winokur            |         |
| Signature of Applicant | Printed Name             | Date    |
| aritale Valerchan      | Christopher Vanderschans | 4-12-18 |
| Signature of Applicant | Printed Name             | Date    |
|                        | Amber N. Gurney          |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Alison L. Gurney         |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Christopher L. Robinson  |         |
| Signature of Applicant | Printed Name             | Date    |
|                        | Andra T. Robinson        |         |
| Signature of Applicant | Printed Name             | Date    |

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| *************************************** |              |             |                     |                      |

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|                        |                          |          |
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|                        | Peter Winokur            |          |
| Signature of Applicant | Printed Name             | Date     |
|                        | Robin Winokur            |          |
| Signature of Applicant | Printed Name             | Date     |
|                        | Brian Winokur            |          |
| Signature of Applicant | Printed Name             | Date     |
|                        | Christopher Vanderschans |          |
| Signature of Applicant | Printed Name             | Date     |
| SIM BUDYNNU            | Amber N. Gurney          | 4/12/18  |
| Signature of Applicant | Printed Name             | Date     |
| de la                  | Alison L. Gurney         | 11-17-18 |
| Signature of Applicant | Printed Name             | Date     |
|                        | Christopher L. Robinson  |          |
| Signature of Applicant | Printed Name             | Date     |
|                        | Andra T. Robinson        |          |
| Signature of Applicant | Printed Name             | Date     |

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|                        | Christopher Vanderschans |                |
| Signature of Applicant | Printed Name             | Date           |
|                        | Amber N. Gurney          |                |
| Signature of Applicant | Printed Name             | Date           |
| 1                      | Alison L. Gurney         |                |
| Signature of Applicant | Printed Name             | Date           |
|                        | Christopher L. Robinson  | 4/12/2018      |
| Signature of Applicant | Printed Name             | Date 4/12/2018 |
|                        | Andra T. Robinson        | 4/12/2010      |
| Signature of Applicant | Printed Name             | Date           |



City and County of San Francisco

San Francisco Public Works · Bureau of Street-Use and Mapping

1155 Market Street, 3rd Floor · San Francisco, CA 94103 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



Date: September 13, 2018

Rent Stabilization and Arbitration Board 25 Van Ness Avenue, Suite 320 San Francisco, CA 94102-6033

| Project II       | <b>)</b> \$9693   |          |     |
|------------------|-------------------|----------|-----|
| Project Type     | 5 Units Condo Cor | nversion |     |
| Address#         | StreetName        | Block    | Lot |
| 3132 - 3140      | SCOTT ST          | 0512     | 018 |
| Tentative Map Re | ferral            | 1-31-    |     |

#### Attention Van Lam

Pursuant to Sections 1359(d), 1396.2(a) & (b) and 1396.3(1) of the City and County of San Francisco Subdivision Code concerning building eviction status, the list below is submitted to your Department for review of any evictions on or after January 1, 2000. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the date of this letter. Failure to do so constitutes automatic approval from your department. Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application. Thank you for your timely review of this Tentative Map.

Bruce R. Storrs, P.L.S. City and County Surveyor

Sincerely, ADRIAN VERHAGEN

| $ \boxtimes $ | No Eviction(s) have occurred on or after January 1, 2000.   | ,  |         |
|---------------|---|--|---------|
|               | An Eviction has occurred on or after January 1, 200 See attached documents.   | 00. Date(s) of Eviction:   |         |
| aner Jan      | firms that the Rent Stabilization and Arbitration Board has uary 1, 2000. If evictions have occurred supporting documents $9-20-18$ | as reviewed the above buildings for any eviction uments have been attached to this form. | n on or |
|               | Van Lam   | and Arbitration Board  |         |

#### Owner's Affidavit

**Eviction of Senior, Disabled, or Catastrophically III Tenant** Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

| Assessor's Parcel Number: 0512-018  | an owners an econo   |   |
|---|--|---|
| Property Address: 3132 Scott Street, San Francisco, CA  | 94123  |   |
| Collin Burdick  |  |   |
| print name  | , herby certify under penalty of perjury t   | that the following is true and  |
| correct to the best of my knowledge:  |  |   |
| Since May 1, 2005, no eviction as defined in San Francisco (37.9(a)(13) of a senior, disabled person, or catastrophically ill tereach unit in the building was occupied by a separate owner o "senior" shall be a person who is 60 years or older and has bee the eviction notice; a "disabled" tenant is defined as a person 12102(2)(A); and a "catastrophically ill" tenant is defined as a person a life threatening illness as certified by his or her primary care ph | nant as defined below has occurred, or f record on April 4, 2006. For purpose n residing in the unit for 10 years or me on who is disabled within the meaning around the control of the control who is disabled as defined by the control of the co | if such an eviction took place,<br>es of the above statement, a<br>ore at the time of issuance of   |
| I understand that I am affirming under penalty of perjury to punishment for knowingly making a false statement may including imprisonment.  | the truthfulness of the claims made i<br>de denial of the condominium conversi   | in this affidavit and that the ion subdivision, fines, and/or   |
| CH Pale   | dick   | ulalin  |
| Signature of Applicant  | Printed Name   | _1/15//8<br>Date  |
| A notary public or other officer completing this certificate verifies of certificate is attached, and not the truthful  | nly the identity of the individual who signed the dulness, accuracy, or validity of that document.   | focument to which this  |
| State of California.  County of San Francisco  On 4/13/18 before me, Ivan R. Resnik  is/are subscribed to the within instrument and acknowledged to me that he by his/har/their signaturely on the instrument the person(s); or the entity upon  certify under PENALTY OF PERJURY under the laws of the State of California that  WITNESS my hand and official seal.  | d to me on the basis of satisfactory evidence teleshe/they executed the same in his/her/their behalf of which the person(s) acted, executed the  | to be the person(s) whose name(s)   |
| Signature (ea)  | IVAN R. RESNIKO Commission # 211 Notary Public - Cali San Francisco Col My Comm. Expired Jun   | 3568 Reference of the state of |

#### Owner's Affidavit

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Required for all owners of record

| Assessor's Parcel Number: 0512-018  Property Address: 3134 Scott Street, San France  | cisco, CA 94123  |   |
|--|--|---|
| and the state of t | CONTRACTOR OF CONTRACTOR OF CONTRACTOR AND   |   |
|  |  |   |
| , Peter Winokur, Robin Winokur, and Brian Winol  | kur, herby certify under penalty of perjury that the   | following is true and   |
| print name correct to the best of my knowledge:  | ,  | Tollowing is true and   |
| each unit in the building was occupied by a separate "senior" shall be a person who is 60 years or older and the eviction notice: a "disabled" tenant is defined a   | rancisco Administrative Code Section 37.9(a)(8), 37.9(a) cally ill tenant as defined below has occurred, or if such a owner of record on April 4, 2006. For purposes of the dhas been residing in the unit for 10 years or more at the same as a person who is disabled within the meaning of Ted as a person who is disabled as defined by above, and the record of the control of the contr | an eviction took place,<br>e above statement, a<br>he time of issuance of |
| I understand that I am affirming under penalty of penal | erjury to the truthfulness of the claims made in this a<br>nay include denial of the condominium conversion subd   | affidavit and that the<br>division, fines, and/or                         |
| Rete Is mid  | eter Winokur   | 4/02/10   |
| Signature of Applicant   | Printed Name   | 7/23/(8<br>/Date  |
| Signature of Applicant   | obin Winokur<br>Printed Name   | 4/23/18<br>bate   |
| Signature of Applicant Br  | ian Winokur<br>Printed Name  | 4/27/18<br>Date   |
| A notary public or other officer completing this certificat  | te verifies only the identity of the individual who signed the document  |   |
| certificate is attached, and not   | t the truthfulness, accuracy, or validity of that document.  | to which this   |
| State of California  |  |   |
| county of Alameda on 04/27/2019 before me, Joseph M  | Notary Public, personally appeared   |   |
| is are subscribed to the within institution and acknowledged to  | who proved to me on the basis of satisfactory evidence to be the<br>me that he/she/they executed the same in his/her/their authoriz<br>entity upon behalf of which the person(s) acted, executed the instrum-  | ad annual (0.70 to 1.71 to 1.71   |
| I certify under PENALTY OF PERJURY under the laws of the State of Cal  |  |   |
| WITNESS my hand and official seal.   |  |   |
| Signature Joseph Mark (see   | JOSEPH<br>Notary Public<br>Alameda<br>Commission<br>My Comm. Expire  | - California County   |

#### CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

| 888888888888888888888                              | 888888888888888888888888888888888888888   |  |  |
|--|---|--|--|
| A notary public or other to which this certificate | officer completing this certificate ver is attached, and not the truthfulness   | ifies only the identity of<br>s, accuracy, or validity o | the individual who signed the document f that document.  |
| State of California                                | 1   |  |  |
| County of Alaved                                   | }   |  |  |
| on April 23 rd                                     | 20(8 before me,   | Alfred Edler   | Notes Public   |
| Date personally appeared                           |   |  | me and Title of the Officer  |
|  |   | Name(S)) of Signe(B)                                     |  |
| authorized capacitylies                            | the basis of satisfactory eviden<br>at and acknowledged to me that<br>s), and that by h <del>is/her/thei</del> ) sign<br>the persor(s) acted, executed th | it he/she(they execu                                     | (S) whose name(S) is/fere subscribed ted the same in his/her(their) ument the person(S), or the entity |
| ž V  | ALFRED ZOLLAR ptary Public - California Alameda County ommission # 2232088  |  |  |
| My Con   | nm. Expires Feb 24, 2022  |  | MAMAAAA  |
|  |   | Signature  |  |
| Place Notary Se                                    | eal and/or Stamp Above  |  | Signature of Notary Public   |
|  |   | ONAL -   |  |
| Co<br>fr   | mpleting this information can a<br>raudulent reattachment of this   | deter alteration of th<br>form to an unintena            | ne document or<br>led document.  |
| Description of Atta                                | ached Document  |  |  |
| Title or Type of Do                                | cument:   |  |  |
| Document Date:                                     |   |  | Number of Pages:   |
| Signer(s) Other Tha                                | n Named Above:  |  | -  |
| Capacity(ies) Clain                                | ned by Signer(s)  |  |  |
|  | – Title(s):   | Signer's Name:   |  |
| ☐ Corporate Officer                                | - Title(s):   | ☐ Corporate Offic  | er – Title(s):   |
| 🗆 Partner 🗕 🗆 Limi                                 | ted □ General   | ☐ Partner — ☐ Li   |  |
| ☐ Individual                                       | ☐ Attorney in Fact  | ☐ Individual ☐ Attorney in Fact                          |  |
| ☐ Trustee  | <ul><li>☐ Attorney in Fact</li><li>☐ Guardian of Conservator</li></ul>  | □ Trustee  | ☐ Guardian of Conservator  |
| Uther:   |   | □ Other:   |  |
| Signer is Represent                                | ing:  | Signer is Represe  | nting:   |

#### Owner's Affidavit

## **Eviction of Senior, Disabled, or Catastrophically III Tenant** Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

| Assessor's Parcel Number: 0512-018 Property Address: 3136 Scott Street, S  | San Francisco CA 94123  |  |
|--|---|--|
| Property Address: O 100 000 01001, C   |   |  |
| , Christopher Vanderschans   | , herby certify under penalty of perju  | ry that the following is true and  |
| print name   |   |  |
| correct to the best of my knowledge:   |   |  |
| 37.9(a)(13) of a senior, disabled person, or call each unit in the building was occupied by a "senior" shall be a person who is 60 years of the eviction notice; a "disabled" tenant is 12102(2)(A); and a "catastrophically ill" tenate a life threatening illness as certified by his or |   | or if such an eviction took place, poses of the above statement, a more at the time of issuance of aning of Title 42 U.S.C. Section above, and who is suffering from |
| I understand that I am affirming under pe<br>punishment for knowingly making a false st<br>imprisonment.   | nalty of perjury to the truthfulness of the claims mad<br>catement may include denial of the condominium conv   | de in this affidavit and that the<br>ersion subdivision, fines, and/or   |
| Constantes Vandage hass  | Christopher Vanderschans  | 4-12-18  |
| Churtapher Vanderscham Signature of Applicant  | Printed Name  | Date   |
|  | g this certificate verifies only the identity of the individual who signed t<br>ached, and not the truthfulness, accuracy, or validity of that document   |  |
| is/are subscribed to the within instrument and ackn<br>by his/her/their signature(s) on the instrument the pers  | NS , who proved to me on the basis of satisfactory evider owledged to me that he/s/e/t/ey executed the same in his/he//son(s/), or the entity upon behalf of which the person(s/) acted, execute he State of California that the foregoing paragraph is true and correct. | their authorized capacity(ies), and that ed the instrument.  |
|  | COMM  | #2116276 \$\frac{1}{2} blic \cdot California \$\frac{1}{2} \text{ocisco County} \text{olifers Jun 19, 2019}  |

\_(seal)

#### Owner's Affidavit

### Eviction of Senior, Disabled, or Catastrophically III Tenant

Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

| Assessor's Parcel Number: 0512-018  Property Address: 3138 Scott Street, San  | Francisco, CA 94123  |  |
|---|--|--|
| Amber N. Gurney and Alison L. Gurney  | , herby certify under penalty of p   | erjury that the following is true and  |
| correct to the best of my knowledge:  |  |  |
| Since May 1, 2005, no eviction as defined in 37.9(a)(13) of a senior, disabled person, or catast each unit in the building was occupied by a ser "senior" shall be a person who is 60 years or old the eviction notice; a "disabled" tenant is defi 12102(2)(A); and a "catastrophically ill" tenant is a life threatening illness as certified by his or her | crophically ill tenant as defined below has occuring arate owner of record on April 4, 2006. For plant are and has been residing in the unit for 10 year ined as a person who is disabled within the defined as a person who is disabled as defined as defined.  | red, or if such an eviction took place,<br>purposes of the above statement, a<br>rs or more at the time of issuance of<br>meaning of Title 42 U.S.C. Section |
| I understand that I am affirming under penalty punishment for knowingly making a false staten imprisonment.   | y of perjury to the truthfulness of the claims on the may include denial of the condominium condominiu | made in this affidavit and that the onversion subdivision, fines, and/or   |
| Signature of Applicant  | Printed Name   |  |
| A   |  |  |
| Oh Z  | Alison L. Gurney   | 4-12-18  |
| Signature of Applicant  | Printed Name   | Date   |
| A notary public or other officer completing this c certificate is attached,   | certificate verifies only the identity of the individual who sign<br>, and not the truthfulness, accuracy, or validity of that docur   | ned the document to which this nent.   |
| State of Country of SF  Country of SF  Defore me, Devoura  Amber Gurney Aligan Gurne  (s/are subscribed to the within instrument and acknowled by his/her/their signature(s) on the instrument the person(s),   | , who proved to me on the basis of satisfactory eviged to me that he/she/they executed the same in his/i   | vidence to be the person(s) whose name(s)<br>/her/their authorized capacity(ies), and that   |
| certify under PENALTY OF PERJURY under the laws of the Sta  | te of California that the foregoing paragraph is true and cor  | rect.  |
| NITNESS my hand and official seal.  |  |  |

\_(seal)

DEVONNA GOODVIN COMM. # 2154790 NOTARY PUBLIC - CALIFORNIA SAN FRANCISCO COUNTY My Comm. Expires May 26, 3030

GINA L. GERRISH
Commission # 2094143
Notary Public - California
San Francisco County
My Comm. Expires Dec 19, 2018

#### Form 12

#### Owner's Affidavit

#### Eviction of Senior, Disabled, or Catastrophically III Tenant

Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

| Assessor's Parcel Number: 0512-018  Property Address: 3140 Scott Street,  | 3<br>San Francisco, CA 94123  |  |
|---|---|--|
| Christopher L. Robinson and Andra T   | . Robinson, herby certify under penalty of perju  | ry that the following is true and  |
| print name  | ,   | , , shad are renewing to true und  |
| correct to the best of my knowledge:  |   |  |
| each unit in the building was occupied by<br>"senior" shall be a person who is 60 years of<br>the eviction notice; a "disabled" tenant is | d in San Francisco Administrative Code Section 37.9(a) catastrophically ill tenant as defined below has occurred, a separate owner of record on April 4, 2006. For purpor older and has been residing in the unit for 10 years or defined as a person who is disabled within the meant is defined as a person who is disabled as defined by a r her primary care physician. | or if such an eviction took place poses of the above statement, a more at the time of issuance of the day of Title 42 U.S.C. Sociology |
| I understand that I am affirming under pe<br>punishment for knowingly making a false s<br>imprisonment.                                   | enalty of perjury to the truthfulness of the claims mad<br>tatement may include denial of the condominium conve   | le in this affidavit and that the<br>ersion subdivision, fines, and/o  |
| $-$ C $\sim$  | Christopher L. Robinson   | y 12 2018  |
| Signature of Applicant  | Printed Name  | Date   |
|   | Andra T. Robinson   | 4/12/2018  |
| Signature of Applicant  | Printed Name  | Date   |
| A notary public or other officer completing certificate is atta   | g this certificate verifies only the identity of the individual who signed the ached, and not the truthfulness, accuracy, or validity of that document.   | ne document to which this  |
| State of California Caro Francisco  |   |  |
| County of San Manusco   | 1. 1. (0. : 1   |  |
| on April 12, 2018 before me, 61   | na L. Gerrish, Notary Public, personally appear   | ared   |
| solare apparament to the Mithill high mithelit and acking   | Robins, who proved to me on the basis of satisfactory evidential moveledged to me that be she they executed the same in bis/ber/tisson(s), or the entity upon behalf of which the person(s) acted, executed   | heir authorized capacity(ies), and that  |
| I certify under PENALTY OF PERJURY under the laws of t  | :<br>the State of California that the foregoing paragraph is true and correct.  |  |
| WITNESS my hand and official seal.  | <u> </u>  |  |

Signature Aina a. (se

#### Owner's Affidavit Eviction of Tenants

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

| Assessor's Parcel Number: 0512-0  |  |  |
|---|--|--|
| Property Address: 3132 Scott Stree  | t, San Francisco, CA 94123   |  |
|   |  |  |
|   |  |  |
| I, Collin Burdick   | , herby certify unde   | r penalty of perjury that the following is true and  |
| print name  |  |  |
| correct to the best of my knowledge:  |  |  |
| Since May 1, 2005, two or more tenants<br>Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11)<br>separate owner of record on April 4, 2006 | I. Of 37.9(3)(13) Or it slich avictions took   | evicted under San Francisco Administrative Code<br>place, each unit in the building was occupied by a                |
| I understand that I am affirming under punishment for knowingly making a false imprisonment.  | penalty of perjury to the truthfulness of statement may include denial of the co                                   | f the claims made in this affidavit and that the<br>ndominium conversion subdivision, fines, and/or                  |
| ( , h ) O o   |  |  |
| Car Silv  | Collin Burdick   | 4/13/18  |
| Signature of Applicant  | Printed Name   | Date   |
| A notary public or other officer complet certificate is a   | ing this certificate verifies only the identity of the in<br>ttached, and not the truthfulness, accuracy, or valid | dividual who signed the document to which this<br>lity of that document.   |
| State of California   |  |  |
| county of San Francisco on 4/13/18 before me, 100   | in R. Resnitoff, Notary Pu   | iblic pareapally appeared  |
| is/are subscribed to the within instrument and ac   | , who proved to me on the basis o  | of satisfactory evidence to be the person() whose name(s)  |
| by his/her/their signature(s) on the instrument the per-  |  |  |
| I certify under PENALTY OF PERJURY under the laws o   | f the State of California that the foregoing paragrap  | i is true and correct.   |
| Signature Signature   | (seal)   | IVAN R. RESNIKOFF Commission # 2113560 Notary Public - California San Francisco County My Comm. Expires Jun 27, 2019 |

#### Owner's Affidavit **Eviction of Tenants**

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

| Assessor's Parcel Number: 0512-018 Property Address: 3134 Scott Street, S                                  | San Francisco, CA 94123  | MONAUCOS  |
|--|--|---|
| I, Peter Winokur, Robin Winokur, and Bri<br>print name<br>correct to the best of my knowledge:             | ian Winokur, herby certify under penalty of pe   | erjury that the following is true and   |
| Since May 1, 2005, two or more tenants occ   | upying separate units have not been evicted under<br>37.9(a)(13), or if such evictions took place, each un   | San Francisco Administrative Code<br>lit in the building was occupied by a                                |
| I understand that I am affirming under pen<br>punishment for knowingly making a false sta<br>imprisonment. | alty of perjury to the truthfulness of the claims natement may include denial of the condominium co  | nade in this affidavit and that the noversion subdivision, fines, and/or                                  |
| Signature of Applicant   | Peter Winokur<br>Printed Name  | 4/23/18-<br>Date  |
| Relutive of Applicant  | Robin Winokur<br>Printed Name  | 4/23/18<br>Date   |
| Signature of Applicant   | Brian Winokur Printed Name   | 4/27/18<br>Date   |
| A notary public or other officer completing to certificate is attac  | this certificate verifies only the identity of the individual who sign<br>ched, and not the truthfulness, accuracy, or validity of that docum  | ned the document to which this nent.  |
| certify under PENALTY OF PERJURY under the laws of the   | , Notary Public, personally appearance, who proved to me on the basis of satisfactory evivaledged to me that he/she/they executed the same in his/he/n(s), or the entity upon behalf of which the person(s) acted, executed the same in his/he/n(s), or the entity upon behalf of which the person(s) acted, executed the same in his/he/n(s), or the entity upon behalf of which the person(s) acted, executed the same in his/he/n(s), or the entity upon behalf of which the person(s) acted, executed the same in his/he/n(s), or the entity upon behalf of which the person(s) acted, executed the same in his/he/n(s), or the entity upon behalf of which the person(s) acted, executed the same in his/he/n(s), or the entity upon behalf of which the person(s) acted, executed the same in his/he/n(s), or the entity upon behalf of which the person(s) acted, executed the same in his/he/n(s), or the entity upon behalf of which the person(s) acted, executed the same in his/he/n(s), or the entity upon behalf of which the person(s) acted, executed the same in his/he/n(s), or the entity upon behalf of which the person(s) acted, executed the same in his/he/n(s), or the entity upon behalf of which the person(s) acted (s). | idence to be the person(s) whose name(s) er/their authorized capacity(ies), and that uted the instrument. |
| VITNESS my hand and official seal.   | JOSEPH MUS<br>Notary Public – Cali   | lfornia 💂   |

Alameda County
Commission # 2229577
My Comm. Expires Jan 27, 2022

| A notary public or other officer completing this certificate ver<br>to which this certificate is attached, and not the truthfulness   | ifies only the identity of the individual who signed the document s, accuracy, or validity of that document.                   |  |
|---|--|--|
| State of California   |  |  |
| County of Alameda }   |  |  |
| On April 23 rd 2018 before me,  | Alfred Zolle- Notary Rublic  |  |
| Date D / 10 k O   | Here Insert Name and Title of the Officer  |  |
|   |  |  |
|   | Name(s) of Signer(s)   |  |
| to the within instrument and acknowledged to me the authorized capacity (ies), and that by his/her/their sign upon behalf of which the person(s) acted, executed the sign acted the sign acted to the person (s) acted the | nature((S)) on the instrument the person((s)) or the entity  |  |
| ALFRED ZOLLAR Notary Public - California  | I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. |  |
| Alameda County Commission # 2232088 My Comm. Expires Feb 24, 2022   | WITNESS my hand and official seal.   |  |
|   |  |  |
|   | Signature Cultural Signature   |  |
| Place Notary Seal and/or Stamp Above  | Signature of Notary Public   |  |
| OPT   | IONAL  |  |
| Completing this information can<br>fraudulent reattachment of this  | deter alteration of the document or form to an unintended document.  |  |
| Description of Attached Document  |  |  |
| Title or Type of Document:  |  |  |
| Document Date:  | Number of Pages:   |  |
| Signer(s) Other Than Named Above:   |  |  |
| Capacity(ies) Claimed by Signer(s)  |  |  |
| Signer's Name:  | Signer's Name:   |  |
| □ Corporate Officer – Title(s):   | □ Corporate Officer – Title(s):  |  |
| □ Partner - □ Limited □ General   | ☐ Partner — ☐ Limited ☐ General  |  |
| ☐ Individual ☐ Attorney in Fact ☐ Guardian of Conservator   | <ul><li>☐ Individual</li><li>☐ Attorney in Fact</li><li>☐ Guardian of Conservator</li></ul>                                    |  |
| ☐ Other:  |  |  |
| Signer is Representing:   | □ Other:<br>Signer is Representing:  |  |
|   | signer is representing   |  |

#### Owner's Affidavit **Eviction of Tenants**

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

| Assessor's Parcel Number: 0512-<br>Property Address: 3136 Scott Stre |   |   |
|--|---|---|
| I, Christopher Vanderschans  | , herby certify under penalty of per  | iury that the following is true and         |
| correct to the best of my knowledge:                                 |   |   |
|  | s occupying separate units have not been evicted under and the same separate units. 1), or 37.9(a)(13), or if such evictions took place, each units.  |   |
|  | r penalty of perjury to the truthfulness of the claims m<br>se statement may include denial of the condominium cor  |   |
| Christophe Vanderschanz  | Christopher Vanderschans  | 4-12-18                                     |
| Signature of Applicant   | Printed Name  | Date  |
|  | leting this certificate verifies only the identity of the individual who signe is attached, and not the truthfulness, accuracy, or validity of that docume  |   |
| OII before file,   | ABHA GIRI<br>, Notary Public, personally ap   | ppeared                                     |
|  | acknowledged to me that he/spe/they executed the same in his/he e person(s), or the entity upon behalf of which the person(s) acted, executed the same in his/he executed | fr/their authorized capacity(jes), and that |
|  | s of the State of California that the foregoing paragraph is true and corre   | ct.   |
| WITNESS my hand and official seal.  Signature                        | Notacy Pub  | BHA GIRI<br>#2116276                        |

Signature

#### Owner's Affidavit Eviction of Tenants

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

| Assessor's Parcel Number: 0512-018  Property Address: 3138 Scott Street, Sar   | Francisco, CA 94123   |  |
|--|---|--|
| riopeity Address.  | 111416666, 67(64126   |  |
| I, Amber N. Gurney and Alison L. Gurney  | , herby certify under penalty of per  | jury that the following is true and  |
| print name correct to the best of my knowledge:  |   |  |
| Since May 1, 2005, two or more tenants occur   | ying separate units have not been evicted under<br>7.9(a)(13), or if such evictions took place, each un   | San Francisco Administrative Code<br>it in the building was occupied by a        |
| I understand that I am affirming under penalt<br>punishment for knowingly making a false state<br>imprisonment.  | ty of perjury to the truthfulness of the claims ment may include denial of the condominium co   | nade in this affidavit and that the nversion subdivision, fines, and/or          |
| JUNEUS WMEN  | Amber N. Gurney   | 4/12/18  |
| Signature of Applicant   | Printed Name  | Date   |
| der 1  | Alison L. Gurney  | 4-12-13  |
| Signature of Applicant   | Printed Name  | Date   |
| A notary public or other officer completing this certificate is attached   | certificate verifies only the identity of the individual who signe<br>I, and not the truthfulness, accuracy, or validity of that docume   | d the document to which this ent.  |
| State of CK  County of SF  On 4/12/18 before me, Davoura ( Amples Giveney & Aligon Gurner is/are subscribed to the within instrument and acknowled by his/her/their signature(s) on the instrument the person(s) | , Notary Public, personally ap<br>, who proved to me on the basis of satisfactory evic<br>ged to me that he/she/they executed the same in his/he<br>, or the entity upon behalf of which the person(s) acted, execu | lence to be the person(s) whose name(s)  |
| I certify under PENALTY OF PERJURY under the laws of the Sta   | ate of California that the foregoing paragraph is true and corre  | et.  |
| WITNESS my hand and official seal.   |   | ·  |
| Signature  | NOTARY P<br>SAM FR  | NNA GOODWIN M. # 2154790 'UBLIC - CALIFORNIA ANCISCO COUNTY Expires Mey 26, 2020 |

#### Owner's Affidavit Eviction of Tenants

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

| Assessor's Parcel Number: 0512-018 Property Address: 3140 Scott Street,   |  |   |
|---|--|---|
|   |  | 9   |
| I, Christopher L. Robinson and Andra T  | Γ. Robinson, herby certify under penalty of p  | perjury that the following is true and                                      |
| correct to the best of my knowledge:  |  |   |
| Since May 1, 2005, two or more tenants o Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), separate owner of record on April 4, 2006. | ccupying separate units have not been evicted under<br>or 37.9(a)(13), or if such evictions took place, each u                                   | er San Francisco Administrative Cod<br>Init in the building was occupied by |
| I understand that I am affirming under popular punishment for knowingly making a false simprisonment.                             | enalty of perjury to the truthfulness of the claims<br>statement may include denial of the condominium o   | made in this affidavit and that th<br>conversion subdivision, fines, and/o  |
|   | Christopher L. Robinson  | 11/12/2018  |
| Signature of Applicant  | Printed Name   | Date  |
| Ar  | Andra T. Robinson  | 4/12/2018   |
| Signature of Applicant  | Printed Name   | Date  |
| A notary public or other officer completing certificate is atta   | g this certificate verifies only the identity of the individual who sign<br>ached, and not the truthfulness, accuracy, or validity of that docur | ned the document to which this ment.  |
| county of San Francisco  Con April 12, 2018 before me, Gly  Hopher L. Robinson/Andra T. Ro  | binson, who proved to me on the basis of satisfactory en nowledged to me that be she they executed the same in birds                             | appeared vidence to be the person(s) whose name(s)                          |
| by his/her/their signature(s) on the instrument the pers  | son(s), or the entity upon behalf of which the person(s) acted, exe  | ecuted the instrument.  |
| certify under PENALTY OF PERJURY under the laws of t  | he State of California that the foregoing paragraph is true and core   | rect.   |

Signature Hinas.

WITNESS my hand and official seal.

GINA L. GERRISH
Commission # 2094143
Notary Public - California
San Francisco County
My Comm. Expires Dec 19, 2018